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51-36TRANSFER  
TAX  
PAID

## WARRANTY DEED

004424

MICHAEL H. AUSTIN and JUDITH A. AUSTIN, of Lakeland, County of Polk and State of Florida, for consideration paid, grant to RICHARD J. KIMBALL and RHONDA M. KIMBALL of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Being Lot No. 84 on a revised plan of Mayflower Realty Company made by Sherman K. Smith, C. E., dated January 17, 1959 and recorded in the Kennebec County Registry of Deeds, Plan Book 22, Page 8.

This conveyance is made and taken by the Grantees with the restrictions and limitations herein enumerated for themselves and their heirs and assigns, and the survivors of them, and their heirs and assigns of the survivors of them forever, for the benefit of the Grantors, their heirs and assigns, and for the benefit of the property owners of land originally part of the Vigue Farm, so-called, with the express understanding and agreement that any dwelling, including a home garage erected on this lot except for steps approaching thereto, shall be located at least thirty (30) feet from North Riverside Avenue and fifteen (15) feet from any other dwelling house erected thereon, shall not have space or tenancies or apartments for more than one family and shall cost not less than Twelve Thousand Dollars (\$12,000.00), November 23, 1977 dollar value; and that at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or other commercial building or structure be erected thereon, nor any house or structure thereon be used for mercantile or commercial purposes.

Being the same premises conveyed to Michael H. Austin and Judith A. Austin by warranty deed of Alan C. Saveall and A. Patricia Saveall, dated October 26, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2743, Page 12.

WITNESS our hands and seals this 10 day of February, 1987.

Patricia L. Barabart  
witness

Angela R. Huch  
witness

x Michael H. Austin  
MICHAEL H. AUSTIN

x Judith A. Austin  
JUDITH A. AUSTIN

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THE STATE OF FLORIDA

Polk, ss. February, 1987.

Then personally appeared the above named **MICHAEL H. AUSTIN** and **JUDITH A. AUSTIN** and acknowledged the foregoing instrument to be their free act and deed.



*[Faint, illegible text]*

Before me, *[Signature]*  
Notary Public  
*[Signature]*

RECEIVED KENNEBEC SS.  
1987 FEB 25 AM 9:00  
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